

ELYSEE

DEVELOPMENT CORP.

www.elyseedevelopment.com

TSX.V: ELC



DEVELOPMENT CORP.

Disclaimer

This presentation is not a prospectus, offering memorandum, or advertisement or a public offering of securities. This presentation is for information purposes only and does not constitute an offer to sell or a solicitation to buy the securities described herein, but is solely for purposes of providing information regarding Elysee Development Corp. ("Elysee Development"). No securities commission or similar regulatory authority in Canada has reviewed or in any way passed upon this Presentation, and any representation to the contrary is an offence. The information contained in this presentation does not purport to be all-inclusive or to contain all information that readers may require. Readers are encouraged to conduct their own analysis and reviews of Elysee Development and of the information contained in this presentation.

This presentation is for the confidential use of only those persons to whom it is provided. By their acceptance of this presentation, recipients agree that they will not transmit, reproduce or make available to any other person this presentation or any of the information contained herein.

Certain information included in this presentation, including any information as to future financial or operating performance and other statements that express expectations or estimates of future performance, constitute "forward-looking statements" within the meaning of applicable securities laws. Forward-looking statements are necessarily based upon a number of estimates and assumptions that, while considered reasonable by management, are inherently subject to significant business, economic and competitive uncertainties and contingencies. Forward-looking statements involve known and unknown risks, uncertainties and other factors that may cause actual financial results, performance or achievements to be materially different from the estimated future results, performance or achievements expressed or implied by those forward-looking statements and that the forward-looking statements are not guarantees of future performance. Readers are cautioned that while Elysee Development has paid dividends in the past, there is no guarantee that it will pay dividends in the future. The payment of dividends is at the discretion of the board and is subject to the availability of cash, among other factors. Similarly, while Elysee Development has historically had increases in its earning per share and net asset value, there is no guarantee that it will continue to do so – past performance is not indicative of future performance. Elysee Development's performance is subject to numerous risks and uncertainties. Readers are encouraged to review and consider the risk factors set out in Elysee Development's management discussion and analysis available at www.sedar.com. Elysee Development disclaims any obligation to update or revise any forward-looking statements, whether as a result of new information, events or otherwise, except as required by law. Readers are cautioned not to place undue reliance on these forward-looking statements.

NON-IFRS MEASURES

Elysee Development discloses in this Presentation a number of financial measures that are presented using methodologies other than IFRS, including earnings per share ("EPS"), dividend yield and net asset value ("NAV"). Elysee Development uses these measures in managing its business, including performance measurement, and believes it is helpful to readers to supplement their overall understanding of Elysee Development's business. These measures should not be considered a substitute for similar financial measures calculated in accordance with IFRS. Elysee Development cautions that these non-IFRS measures may differ materially from calculations disclosed by other business.



DEVELOPMENT CORP.

Experienced Management

- **Guido Cloetens, Chairman and Chief Executive Officer**
 - Certified investment advisor (EHSAL Brussels) with a degree in Corporate Finance, Investment and financial statement analysis (ULB).
 - Over 30 years of experience in wealth management and institutional investing,
- **Stuart Rogers, President**
 - President and founder of West Oak Capital Group, a privately held investment banking firm specializing in the early stage financing of resource and technology projects in North America since 1990.
 - Chief Financial Officer of TerraX Minerals Inc.
- **Gaston Reymenants, Director**
 - Over 20 years with Falconbridge International in various managerial positions and was part of the joint venture with Norilsk Kombinat.
 - Currently serves as a director of InCoR Technologies Ltd., Blue Waters Engineering bvba and Global Energy Metals Corp.
- **Martin Burian, CPA, CA, CBV, Director**
 - Managing Director, Investment Banking at Haywood Securities Inc. from 2010 until May 2013
 - President of Bolder Investment Partners from 2009 until its merger with Haywood Securities in 2010.
 - Obtained his Chartered Accountant and Chartered Business Valuator while at KPMG LLP where he advised on mergers, acquisitions and divestitures.

ELYSEE

DEVELOPMENT CORP.

- A diversified investment company specializing in natural resource companies.
- Historically heavily weighted in Gold and Silver mining companies. Increasing participation in specialty and “energy” metals for the future (i.e. batteries).
- Primarily invests in public companies, recent diversification into private high-growth companies.
- Access to significant deal flow that is not always open to all investors. Investments include private placements, convertible debentures and creative financing instruments.
- Focused on creating value for shareholders and returning capital to shareholders.



DEVELOPMENT CORP.

Our Formula for Success

- Experienced management with extensive industry experience and contacts
- Access to investment opportunities that are not marketed to the average investor or institution.
- We are in regular contact with management of our major investments, monitoring performance.
- We are pro-active investors. We actively source out exceptional opportunities.
- We are flexible due to our size and can respond rapidly to opportunities.
- High percentage of insider ownership (30%+) - management's interests aligned with shareholders
- Low cash operating costs - less than \$300,000 per year

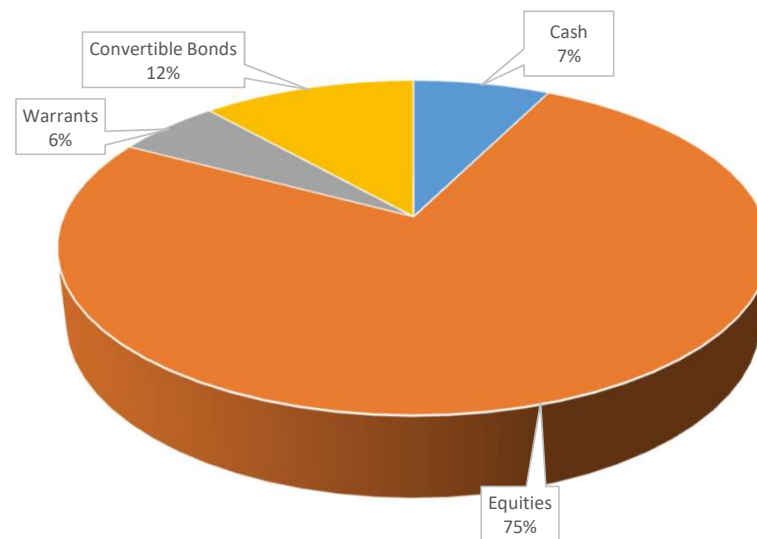
ELYSEE

DEVELOPMENT CORP.

Portfolio as of August 31, 2019:

Cash and Equivalents	\$ 1.0 Million
Equities	\$ 10.6 Million
Warrants	\$ 0.8 Million
Convertible Bonds	<u>\$ 1.7 Million</u>
	\$ 14.1 Million

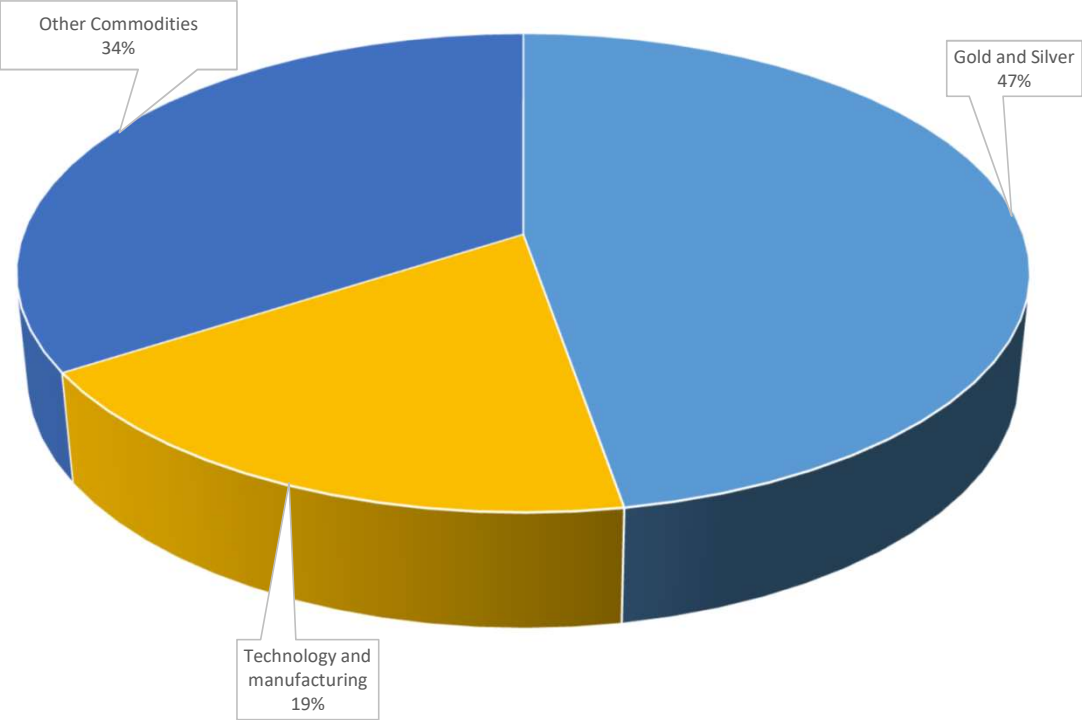
Net Asset Value (NAV) per Share: **\$0.53/Share**



ELYSEE

DEVELOPMENT CORP.

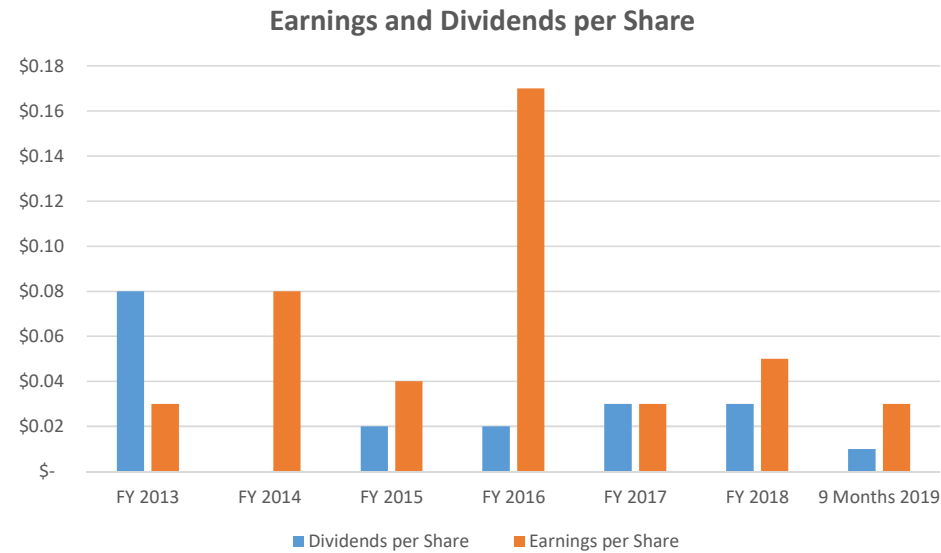
Equity Investments by Sector





DEVELOPMENT CORP.

A Track Record of Profitability and Dividend Growth



Seven consecutive years of profitability, with \$0.19 per share paid to shareholders during the period.



DEVELOPMENT CORP.

Return of Capital

- Interim dividend of \$0.01 per share paid for fiscal 2019
- Dividends of \$0.03 per share paid for fiscal 2018
- Dividends of \$0.03 per share paid for fiscal 2017
- Dividend of \$0.02 per share paid for fiscal 2016
- Dividend of \$0.02 per share paid for fiscal 2015
- A Special Cash Distribution of \$.08 per share paid to shareholders in 2013
- Over 2.5 million shares bought back through a Normal Course Issuer Bid since 2013.
- Net Asset Value increased to \$0.53 per share as of August 31, 2019.
- **No debt.**
- **Annual Dividend yield of > 8%.**



DEVELOPMENT CORP.

Evolution of Net Shareholder's Equity (NAV)

Nov 30, 2013	\$5,623,300 (NAV \$0.26/share)
Nov 30, 2014	\$7,424,352
Nov 30, 2015	\$8,037,909
Nov 30, 2016	\$11,569,781
Nov 30, 2017	\$11,501,105
Nov 30, 2018	\$13,913,738
Aug 31, 2019	\$14,147,816 (NAV \$0.53/share)

Dividends paid to shareholders since December 1, 2013: **\$2,325,153.**

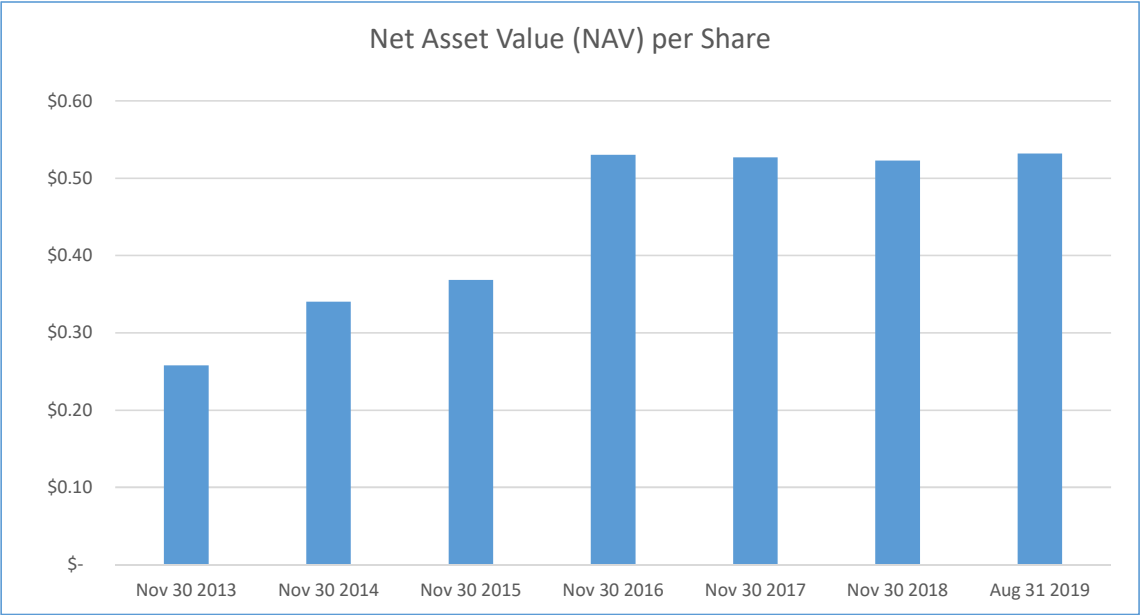
NAV/share went from \$0.26 on Nov 30, 2013 to \$0.53 on Aug 31, 2019 excluding dividends.

Including dividends, NAV per share rose to \$0.64 as of Aug 31, 2019.



DEVELOPMENT CORP.

Increased Shareholder Value



The Opportunity – Trading at a 33% discount to NAV

ELYSEE

DEVELOPMENT CORP.



ELYSEE

DEVELOPMENT CORP.

Comparison to performance of TSX-V Index





Capitalization – September 30, 2019

Shares Issued:	26,757,613 shares
Options:	1,975,000 options
Fully-Diluted:	28,732,613 shares



DEVELOPMENT CORP.

In Summary

- Experienced management with a track record of performance.
- High level of management ownership (+ 30%).
- Unused tax losses of approximately \$10.7 million.
- Diversified investment portfolio leading to less volatility.
- Currently trading at a discount to NAV of > 30%.
- Current annual dividend yield of > 8%.